



VAUGHANREYNOLDS
ESTATE AGENTS

3 Hillside, Alveston Lane
Alveston, Stratford-Upon-Avon, CV37 7QF



The Property

Located in an exclusive enclave of just three bespoke homes, in a quiet back water setting in the popular riverside village of Alveston, this architecturally striking property boasts a wealth of accommodation over two floors, designed to afford a sociable approach to modern living with open plan spaces and versatile rooms throughout. Feature glazing to all sides connects the inside and outside spaces, which once complete, will provide a truly amazing place to enjoy.

The property is being offered as an unfinished project, with minimal works required to bring the house to build completion. As such, interest is sought from cash buyers only at this early stage of marketing.

In brief, the accommodation comprises;

An inviting reception hall with doors off, feature staircase to the upper floor, cloaks/wc and flush panel doors off. Polished concrete flooring continues throughout. There is a spacious family room / hobbies room, utility / boot room and an impressive open plan kitchen, family living room. This space is highly versatile due to its open plan layout and comprises a bespoke Siematic kitchen with a bank of integrated appliances and sleek quartz worksurfaces over, space for dining and separate seating. Being filled with natural light through dual aspect glazing, this space leaves a lasting impression.

To the first floor, a gallery landing provides access to four good size bedrooms and a stylish family bathroom. There are two equally well appointed en-suite shower rooms to the main and guest bedrooms.







Externally, the property sits well within its plot, enjoying space to all four sides, ready to be landscaped to a buyers tastes and needs. A canopy provides a useful covered area and links to a double carport providing secure parking.

The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





3



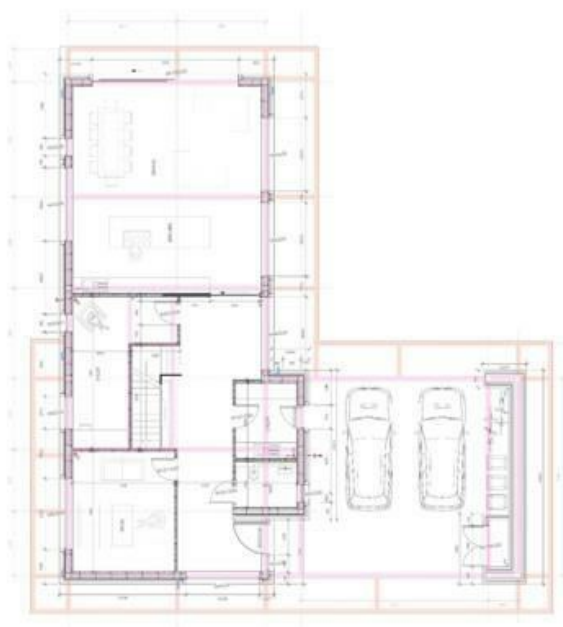
4



3



acre(s)



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water and electricity. Air source heat pump services hot water and underfloor heating. Private drainage.

Local Authority: Stratford, Council Tax Band New Build

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT

T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk